

# NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



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The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

**Project Name:** 137<sup>th</sup> Avenue Short Plat

**Case Number:** PLD2005-00075; VAR2005-00013

**Location:** 6401 NE 137<sup>th</sup> Avenue

**Request:** The applicant is proposing to divide approximately .57 acres into four (4) lots for duplex dwelling for a property located within the R-18 zoning district.

**Applicant:** 2 C's LLC  
Chester Knapp  
203 SE Park Plaza Drive, Suite 125  
Vancouver, WA 98684  
(360) 254-1500; (360) 254-1495 [Fax]

**Contact Person:** Henry Diaz or Lisa Garbett  
MacKay & Sposito, Inc.  
1325 SE Tech Center Drive, Suite 140  
Vancouver, WA 98683  
(360) 695-3411 ; (360) 695-0833 [Fax]  
[lgarbett@mackaysposito.com](mailto:lgarbett@mackaysposito.com)

**Property Owner:** Same as applicant

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**Staff Contact:** Krys Ochia, Extension 4834

**Neighborhood Contact:** Heritage Neighborhood Association  
Kathy Murphy, President  
7517 NE 154 Avenue  
Vancouver, WA 98682

(360) 882-4784

E-mail: [Kathy@POVA.com](mailto:Kathy@POVA.com)

**Legal Description of Property:**

(Parcel Number 158664000) Located in the Southwest Quarter of Section 11, Township 2 North, Range 2 East of the Willamette Meridian

**Plan/Zone Designation:**

R-18

**Approval Standards/Applicable Laws:**

Clark County Code Chapter 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.380 (Storm Water Drainage and Erosion Control), 15.12 (Fire Code), 40.540.030 (Short Plat), 40.570.080 (SEPA), 40.370.010 (D) (Public Sewer Connection), 40.370.020 (D) (Water Connection), 40.610 (Impact Fees), 40.200.050 (Exceptions to lot sizes), 40.500 (Procedure), RCW 58.17 (State Platting Laws)

**Application & Fully Complete Date:**

Application Filed: 07/12/05

Fully Complete: 08/02/05

**Timelines/Process:**

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting Krys Ochia at (360) 397-2375, Ext. 4834 at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-4:30 p.m., Monday through Friday.

**Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/development/meetings.html>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

**Public Comment:**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to

inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

**Attn: Krys Ochia**  
**Public Service Center**  
**Department of Community Development**  
**1300 Franklin Street**  
**P.O. Box 9810**  
**Vancouver, WA. 98666-9810**  
**Phone: (360) 397-2375; Fax: (360) 397-2011**  
**Web Page at: <http://www.clark.wa.gov>**  
**Or contact [krys.ochia@clark.wa.gov](mailto:krys.ochia@clark.wa.gov)**

**Date of This Notice: August 18, 2005**

<p><b><u>Closing Date for Public Comments:</u></b> <b>September 1, 2005</b></p>
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